

Delegated Decision Report

Application No:	26/0306	Statutory Period Expires:	11th June 2026
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Site:	9 Ashwell Cottages Ashwell Caerleon Newport South Wales		
Proposal:	WORKS TO TREE PROTECTED BY CAERLEON CONSERVATION AREA		
Applicant:	M Webb		
Type:	Trees in Conservation Areas	Ward:	Caerleon
Decision:	NO OBJECTIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a terraced dwelling located within the Caerleon Conservation area.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks consent for works to a willow tree protected by the Caerleon Conservation area. The works involve pollarding to the previous pollard points.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
07/0245	PROPOSED REAR EXTENSIONS TO GROUND AND FIRST FLOORS AND REAR GARDEN ROOM	GRANTED WITH CONDITIONS	03/05/2007

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- CE7 (Conservation Areas)
- GP2 (General Amenity)
- GP5 (Natural Environment)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Trees, Woodland, Hedgerows and Development Sites

6. CONSULTATION RESPONSES

- 6.1 Tree Team: No objections, the proposed works will not have a long-term effect on the health of the trees. Willow trees are historically managed as pollards, and it can help in their long-term retention.

Conditions

1) All work must be to BS3998

2) The willows must be pollard at the previous pollard points i.e. the knuckles.

- 6.2 Principal Heritage Officer: Mature trees provide both public and visual amenity and make a very positive contribution towards the character and appearance of Caerleon Conservation Area. They should be preserved wherever possible. I will leave it to our Tree Team to comment upon the precise nature of these proposals - and their potential impact upon tree health.
- 6.3 Ecology: I have no objection to this application but the Applicant should be reminded to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 06/05/2026 and a Site Notice was put up on 15/05/2026.

- 7.1 NEIGHBOURS: No comments received.
- 7.2 COUNCILLOR (HUGHES): I am happy to be directed by the Council's tree officers on this case.

8. ASSESSMENT

- 8.1 The tree work involves pollarding the willow tree sited in the rear garden of the property to previous pollard points.
- 8.2 The Council's Principal Heritage Officer has advised that mature trees provide both public and visual amenity and make positive contributions toward the Conservation Area and therefore should be preserved wherever possible.
- 8.3 The Council's Tree Officer offers no objection to the proposed works and advised that the works will not have a long-term effect on the health of the tree. They also note that willow trees are historically managed as pollards and it can help in their long-term retention.
- 8.4 Whilst the mature tree is a positive contribution to the Conservation Area, it is located in the rear garden and the Council's Tree Team have advised that the works wouldn't have a long-term effect on the health of the tree and could help its retention in the long term. Therefore, on balance it is considered that the proposed works would not adversely impact the character and appearance of the Caerleon Conservation Area. Since the character and appearance of the Conservation Area would be preserved then the statutory test set out at S160 of the Historic Environment (Wales) Act 2023 is met and the proposed works are acceptable.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in

its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 Planning (Wales) Act 2015 (Welsh language)

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The proposed work is considered acceptable.

11. DECISION

NO OBJECTIONS

NOTE TO APPLICANT

01 This decision relates to plan Nos: Plan and photos received 6th May 2026.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE7, GP2 and GP5 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 Trees may support nesting birds at certain times of the year. The applicant is advised to

avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

05 Works must be undertaken to BS3998:2010 by a qualified and competent tree surgeon.